



TOWN CLERK, DIANE M. WILHELM

200 Howell Avenue
Riverhead, NY 11901
631-727-3200 Ext. 260

FILED

SEP 21 2018

RIVERHEAD
TOWN CLERKS OFFICE

APPLICATION FOR SPECIAL PERMIT

PLEASE TYPE OR PRINT CLEARLY

Designated name of proposed development or project (if none exists supply applicant name here)

Applicant:

Name LI Solar Generation, LLC c/o Ross D. Groffman

Address 700 Universe Boulevard FEW/JB
Juno Beach, FL 33408

Telephone (561) 304-5783

Owner:

Name See attached sheet.

Address _____

Telephone _____

Tax Map Number 0600- 137.00 01
136.00 - 01

Location of Site 2714 River Road, Calverton, New York 11933 (Parcel 1)

149 Edwards Avenue South, Calverton, New York 11933 (Parcel 2)

Current Zoning Classification Industrial C Zoning District

Description of work to be done Develop a 22.9 Megawatt (MW) solar energy production facility. The Applicant
is requesting approval of a special permit of a 20-year period plus two 5-year extensions, comprising a total of 30 years.
total).

Section of Town Code under which application is submitted Chapter 301: Zoning and Land Development.
Article LII Commercial Solar Energy Production Systems
& Article LVI Site Plan Review

East Parcel – Parcel ID 0600-137.00-01-002.1

Bashi Calverton Links, LLC

750 Route 25A – Suite 3

East Setauket, NY 11733

West Parcel – Parcel ID 0600-136.00-01-002.00

Calverton Properties, Inc.

3 Bardwell Lane

Huntington, NY 11743

Ownership Intentions, i.e., purchase options Applicant has a purchase option with existing owners.

Proposed use(s) of site Commercial Solar Energy Production Facility.

Total site area (square feet or acres) Parcel 1: 115.2 acres & Parcel 2: 82.5 acres = 197.7 acres

Square feet of building area ~69,700-sf Existing
None (all buildings in Project area will be removed). Proposed

Anticipated construction time/completion date Approximately 6 months; December 2020 COD

Will developed be staged? If so, how? No


Current land use of site Commercial and Agricultural uses.

Current condition of site Parcel 1 is vacant and Parcel 2 is currently used for commercial.

Character/use (s) of surrounding lands Residential, Commercial and Industrial uses.

Active commercial solar energy facilities are in close proximity to property.

Additional comments _____


Applicant Signature

9/4/2018
Date

DOCUMENTS REQUIRED FOR APPLICATION:

- 15 copies of application of Special Permit
- 15 copies of disclosure affidavit
- 15 copies of conceptual site plan signed and sealed by a New York State licensed Engineer, Architect or Land Surveyor depicting buildings, parking stalls, access locations and yard setbacks
- 15 copies of affidavit of consent if applicant is not owner of the subject property
- 2 copies of the Full Environmental Assessment Form (Part 1)
- 1 list of names and addresses of property owners within 500' of subject property
- 1 affidavit of posting a sign
- 2 maps depicting land use(s) and direct applicable zoning use district(s) on all parcels within 200' of the subject premises
- 1 copy of affidavit of mailing

Prepared by Project Sponsor

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Please Complete Each Question – Indicate N.A. if not applicable

Physical setting of overall project, both developed and undeveloped areas.

2. Total acreage of project area : 197.7 acres.

3. What is predominant soil type(s) on project site? RdB - Riverhead sandy loam

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 146.8 acres. (See 1 NYCRR 370).

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 95.4 % ☒ 10-15% 3.4 %
☒ 15-or greater % 1.2 %

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Huntington, NY 11743

6. Is project substantially contiguous to, or contain a building, site or district, listed on the State or the National Registers of Historical Places? ☐ Yes ☒ No

7. Is project substantially contiguous to, or contain a building, site or district, listed on the State or the National Registers of Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? >6.5 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No

11. Does project contain any species of plant or animal life that is identified as threatened or endangered?
☒ Yes ☐ No According to New York State Department of Environmental Conservation
Identify each species See attached narrative.

12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____

14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No

15. Streams within or contiguous to project area N/A
a. Name of Stream and name of River to which it is tributary _____

16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name Conoe Lake b. Size (in acres) 8.36

17. Is the site served by existing public utilities? ☒ Yes ☐ No
a. If yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
b. If yes, will improvement be necessary to allow connection? ☐ Yes ☒ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25 –AA, Section 304 and 304? ☐ Yes ☒ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR 617? ☒ Yes ☐ No

20. Has the site ever been used for the disposal of solid or hazardous waste? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
a. Total contiguous acreage owned or controlled by project sponsor 197.7 acres.
b. Project acreage to be developed: 125.8 acres initially; 125.8 acres ultimately
c. Project acreage to remain undeveloped 71.8 acres.
d. Length of project in miles: _____ (if appropriate)
e. If the project is an expansion, indicate percentage of expansion proposed _____ %
f. Number of off-street parking spaces existing 0; proposed 0.
g. Maximum vehicular trips generated per hour 1 or 2 trips per month (upon completion of project)?

h. If residential: Number and type of housing units:

	One Family	Two Family	Multi Family	Condominium
Initially	<u>NA</u>			

Ultimately

N/A

- i. Dimension (in feet) of largest proposed structure _____ height; _____ width; _____ length.
j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ 0 _____ ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? _____ 0 _____ tons/cubic yards.

3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A Restore construction-only areas.

a. If yes, for what intended purpose is the site being reclaimed? _____

b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No

c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? _____ 0 _____ acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No

6. If single phase projects anticipated period of construction _____ 6 _____ months. (including demolition)

7. If multi-phased:

a. Total number of phases anticipated _____ 1 _____ (number)

b. Anticipated date of commencement Phase 1 _____ May _____ month _____ 2020 _____ year. (including demolition)

c. Approximate completion date of final phase _____ December _____ month _____ 2020 _____ year.

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☒ No

9. Number of jobs generated during construction _____ Peak 180 _____; after project is complete _____ 1 (temporary)

10. Number of jobs eliminated by this project _____ 0 _____.

11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No Type _____

a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No If yes, explain _____

15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No

16. Will the project generate solid waste? ☐ Yes ☒ No

a. If yes, what is the amount per month _____ tons

b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No

c. If yes, give name _____; location _____

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☐ No

e. If Yes, explain _____

17. Will the projects involve the disposal of solid waste? ☐ Yes ☒ No

a. If Yes, what is the anticipated rate of disposal? _____ tons/month.

b. If Yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ☒ Yes ☐ No See attached narrative.

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☐ Yes ☒ No

If yes, indicate type(s) _____

22. If water supply is from wells, indicate pumping capacity _____ gallons/minute.

23. Total anticipated water usage per day _____ See attached narrative. gallons/day.

24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No

If Yes, explain _____

25. Approvals required:

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	See Attached Narrative	
City, Town, Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
City, Town, Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No
If Yes, indicate decision required:
☐ zoning amendment ☐ zoning variance ☒ special use permit ☐ subdivision ☐ site plan
☐ new/revision of master plan ☐ resolution management plan ☐ other _____
- What is the zoning classification(s) of the site? Industrial C
- What is the maximum potential development of the site if developed as permitted by the present zoning?
See attached narrative.
- What is the proposed zoning of the site? No change in current zoning.
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
See attached narrative.
- Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
- What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
Residential, Commercial and Industrial.
- Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No
- If the proposed action is the subdivision of land, how many lots are proposed? NA
a. What is the minimum lot size proposed? _____
- Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
☐ Yes ☒ No
a. If yes, is the capacity sufficient to handle projected demand? ☐ Yes ☐ No
- Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you proposed to mitigate or avoid them.

E. Verification

I certified that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name LL Solar Generation, LLC Date 9/4/2018
Signature [Signature] Title Executive Director

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

TOWN OF RIVERHEAD
NOTICE OF CONSENT

I, Parviz Farahza the owner and landlord of
149 Edwards Ave, Calverton ny, Town of Riverhead, NY
(Address)

give my permission to LI Solar Generation, LLC to apply to the Town
of Riverhead for a Special Use Permit to operate:

Parviz Farahza

Owner/Landlord

County of Suffolk
State of New York

On the 16 day of May, 2018, before me personally appeared
Parviz Farahza, to me known to me to be the described herein, and who
executed the foregoing instrument and acknowledged to me that he/she/they executed the same.

Michelle K Ciociano

Notary Pubic

Michelle K. Ciociano
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01C16201070
Qualified in Suffolk County
My Commission Exp. March 3, 2021

TOWN OF RIVERHEAD
NOTICE OF CONSENT

I, Jeanne Taylor, as Secretary of the owner and landlord of
2714 River Road, Calverton, Town of Riverhead
(Address)

give my permission to LI Solar Generation, LLC to apply to the Town
of Riverhead for a Special Use Permit to operate:

A Commercial Solar Energy Production Facility
CALVERTON PROPERTIES, INC.

BY: Jeanne Taylor
Owner/Landlord Jeanne Taylor, Secretary

County of Suffolk
State of New York

On the 24 day of JULY, 2018, before me personally appeared
Jeanne Taylor, to me known to me to be the described herein, and who
executed the foregoing instrument and acknowledged to me that he/she/they executed the same.

June Lahn
Notary Public

JUNE LAHN
Notary Public - State of New York
No. 01LA6111704
Qualified in Suffolk County
My Commission Expires June 21, 2020

READ THIS DOCUMENT CAREFULLY. YOU MAY CONSULT YOUR ATTORNEY BEFORE COMPLETING.

DISCLOSURE AFFIDAVIT

STATE OF NEW YORK)
) SS:
COUNTY OF SUFFOLK)

NOT APPLICABLE

I, _____, an applicant for the following
relief _____ and being duly sworn, deposes and says:

That I make and complete this affidavit under the penalty of perjury and swear to the truth thereof.

That I understand that this affidavit is required by Section 809 of the GENERAL MUNICIPAL LAW and
that a knowing failure to provide true information is punishable as a misdemeanor. Being so warned, I state:

That _____, is a State Officer, is and officer or employee of Riverhead Town,
and

That this person has a interest in the person, partnership, or association requesting the above-state
relief.

That for the purpose of this section, an officer or employee shall be deemed to have an interest in the
applicant where he, his spouse, or their brothers, sisters, parents, children, grandchildren or the spouse of any of them:

- (a) is an applicant;
- (b) is an officer, director, partner or employee of the applicant;
- (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a
partnership or association, applicant, or
- (d) is a party to an agreement with such an applicant, express or implied, whereby he may
receive any payment or other benefit, whether or not for services rendered, dependent or
contingent upon the favorable approval of such applicant, petition or request.

That ownership of less than five (5%) percent of the stock of a corporation whose stock is listed on the
New York or American Stock Exchange shall not constitute an interest for the purpose of this section.

(Signature)

Sworn to before me this

_____ day of _____, _____

Notary Public